



**WILKINSON
SNOWDEN**

SEPTEMBER, OCTOBER 2009

Bi-Monthly Property Availability Report

1255 Lynnfield Road, Suite 295 Memphis, Tennessee USA 38119
Telephone 901.375.4800 Facsimile 901.375.9600

INDUSTRIAL & COMMERCIAL BUILDINGS						
AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
1,170,218	1,170,218	11624 South Distribution Cove Olive Branch, MS		Negotiable Call	Available for Sublease thru 1/31/2011; Column Spacing 50' x 50'; 251 (9' x 10') Loading Docks; 3 (12' x 14') Drive-in Doors; 225 Existing Trailer Spaces; Expandable to 400; 36' Clear Height.	Gene Woods
525,000	525,000	4770 Southpoint Drive		Negotiable Call	Available Immediately for Sublease thru 8/27/2010; 92 (9' x 10') Loading Docks; 8 (12' x 14') Drive-in Doors; 30' Clear Height.	Gene Woods
387,500	619,000	101 Airport Industrial Drive Southaven, MS		\$2.95 NN	32' Clear; ESFR Sprinkler; 5,400 SF Office; 2,500 Amp 277/480 Volt, Three Phase, Four Wire Electrical Service; 41 Dock Doors.	Dan Wilkinson
369,250	369,250	338 Stafford Blvd. Pontotoc, MS	\$2,600,000	Negotiable	Former Lane Furniture Plant; Sits on Approx. 39.5+/- Acres; 27 Dock Doors; 537 Car Parks; Guard Shack Access in Place.	Preston Thomas Andy Cates
320,000	320,000	154 Lipford Verona, MS	\$2,880,000		Tupelo Lee Industrial Park.	Allen Wilkinson Dan Wilkinson
220,590	220,590	292 Industrial Drive Pontotoc, MS	\$1,250,000	\$1.50 Gross	16' Clear; Concrete Tilt Building; Located on 14.207 Acres; Great Access to New Toyota Plant Site.	Preston Thomas
168,000	168,000	3390 Austin Peay Highway	\$700,000		Former Goldsmith's Department Store at Raleigh Springs Mall; Two-Story Building; 12.35 Acres of Land.	Buddy Dunstan
164,000	588,000	4250 East Shelby Drive		\$2.10 NNN	Former Wang's International Building; 24' Clear Height; 18 Fully Equipped Dock High Doors; 44,000 SF Office.	Andy Cates Preston Thomas
163,000	163,000	1095 Harbor President's Island	\$1,400,000		Mfg. Facility Located on Approx. 11.9 Acres; Multiple Drive-in Doors; 2,600 AMPs Elect. Service; Craneways in place; Add'l Storage on Site; Zoned I-H.	Gene Woods Allen Wilkinson
146,880	146,880	422 Gragson Drive	\$2,200,000		146,880 SF Concrete Tilt Building; Fronts I-55; 45 (10' x 10') Dock High Doors; Active CN Rail Spur; Located on 7.15 Acres.	Andy Cates Preston Thomas
138,000	358,000	4500 Mendenhall		\$2.50 NN	32' Clear; ESFR Sprinkler; 98,000 SF Whse.; 4,000 SF Office; 36,000 SF Showroom; 23 Dock Doors; 120' Truck Court.	Dan Wilkinson Allen Wilkinson
124,200	124,200	363 Burma		\$1.90 Net	Adjacent to Fed Ex Ground Facility in Southwide Industrial Park; 21' Clear Height.	Preston Thomas Andy Cates
114,360	212,280	2542 Broad Avenue		\$1.25 Net	+/- 15,000 SF Office; Exterior Covered Loading Dock Platform; 14' Clear Height; Fully-Sprinklered; Gas-Fired Heaters.	Mike Driscoll Preston Thomas
104,000	619,000	101 Airport Industrial Drive Southaven, MS		\$2.85 NN	Available for Sublease; Rental Rate is Negotiable Dependent Upon Lease Term; Column Spacing 50' x 50'; 15 (9' x 10') Dock Doors.	Gene Woods
100,000 - 200,000	200,000	Hacks Cross at DeSoto Road Olive Branch, MS		Call	Build-to-Suit on 12.5 Acres.	Bayard Snowden



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AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
72,000	72,000	4210 B.F. Goodrich	Call	\$1.60 NN	Freestanding Building; Airport Industrial Park; Cross Docked; Minimum 23' Clearance; 40' x 30' Columns; Fluorescent Lights; 4,400 SF Office.	Gene Woods
63,000	126,000	4791 Burbank		\$2.25 Net	28' Clear; 8 Dock Doors; Metal Halide Lighting.	Allen Wilkinson
57,500	57,500	8405 Metro Olive Branch, MS	Under Contract		24'-26' Clear; 5 Doors; 8.68 Acres; 3 Cranes; 4,500 SF Office.	Andy Cates
51,500	51,500	4883 American Way	Call	\$6.00 NNN	Freestanding Commercial Building; 26,800 SF Showroom; 24,700 SF Warehouse; 2 Docks; 1 Drive-in Door; Might Divide.	Buddy Dunstan
50,169 - 330,253	330,253	4599, 4635, 4665 Distriplex Drive W. and 3648 Shelby Drive	Negotiable Call	Negotiable Call	Former Canon Building; Located Near Airport; Approx. 120,000 SF of A/C Space; 24' - 32' Clear Height; 65 Dock Doors; 3 Drive-ins.	Henry Stratton
50,000	552,106	Desoto Trade Center; Bldg. 3; Off Church and I-55; Southaven, MS		\$2.95 NN	32' Clear; Ample Car Parking; 135' Truck Court; Office Finish to Suit.	Dan Wilkinson
50,000	50,000	4660 Distriplex Drive W.	Negotiable Call	Negotiable Call	24' Clear Height; Fully Sprinklered .6/3,000 SF; 10 Dock High Doors; 1 Drive-in Door.	Henry Stratton
42,000	42,000	3595 and 3607 Regal Blvd.	\$875,000		42,000 SF Whse. w/Attached 11,100 SF 3-Story Office Bldg.; Zoned I-H; 2 Covered Truck Docks; 20' Whse. Clr.	Gene Woods
40,200	40,200	355 South Street Collierville, TN	\$1,775,000	\$3.50 Net	Freestanding Distribution Opportunity; 22' to 25' Clear Height; 4 Dock Doors; 1 Drive-in Door.	Preston Thomas Andy Cates
39,000	39,000	2177 Covington Pike	\$2,535,000		Former Car Dealership; 2-Story Office Showroom - 9,800 SF; Used Car Office - 1,950 SF; Service Bldg & Offices - 27,250 SF; 18 Drive Thru Bays.	Andrew Phillips Preston Thomas
31,500	31,500	11168 Willow Ridge Olive Branch, MS		\$4.00 NN	Freestanding on 2.85 Acres; Paved and Fenced Outside Storage; 4 Docks, 2 Drive-ins.	Bayard Snowden
29,630	29,630	4940 Covington Way	\$1,300,000		Approx. 30,000 SF on 7.5 Acres; Former Lincoln Mercury Dealership off Covington Pike.	Preston Thomas Andrew Phillips
27,276 - 191,469	191,469	3761 - 3783 Lamar Avenue		\$1.50 NNN	+/-25,000 SF Office; 16' to 23' Clear Height; Fully Sprinklered; Upgraded Lighting; Light Industrial Zoning; 10" Floor Thickness.	Preston Thomas Mike Driscoll
27,000	27,000	4339 Mendenhall	\$1,195,000	\$4.00 N	Freestanding Building.	Allen Wilkinson Dan Wilkinson
26,797	26,796	75 W. Virginia Avenue	\$350,000	Negotiable	One-Story Concrete Block Warehouse Located on Approx. 1.65 Acres; Zoned I-H.	Preston Thomas



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AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
24,650	24,650	436 South Front Street	Price Reduced \$450,000		24,650 SF Warehouse in South Main Arts District; Excellent Redevelopment Opportunity.	Andrew Phillips
21,750	21,750	3111 Wagner Place	\$800,000		Excellent Riverfront Development Opportunity; Building is 50' x 150'; Zoning Allows Up to 8-Story Residential Condo Development.	Andrew Phillips
20,500	20,500	5466 Old Highway 78	\$775,000		3 Dock Doors; 1 Half Dock; 1 Large Drive-in Door; 1.51 Acre Site; Improved Lot; 4,000 SF Office.	Preston Thomas
19,700	19,700	2881 Directors Cove	\$495,000	\$4.00 Modified Gross	Fully Air-Conditioned Office/Production/Warehouse w/48" Docks.	Henry Stratton
15,270	15,270	2560 Mt. Moriah	\$695,000	\$7,500 Mo.	28' Clear Warehouse; 1,000 SF Office plus 1,000 SF Mezzanine Office; 1 Drive-in Door; 3 Dock High Doors; 1,020 SF Sales Office.	Buddy Dunstan
12,180	12,180	4885 Elmore	\$695,000	\$6.50 NNN	Built in 2001; 5 Drive-in Doors; Located across from City Auto.	Mike Driscoll Preston Thomas
11,716	11,716	300 Auction Avenue	\$500,000		Great Location Across from St. Jude Campus.	Henry Stratton Dan Wilkinson
10,350	10,350	3721 Air Park		\$2.50 Gross	20' Clear; Metal Halide Lighting; 2 Dock Doors.	Gene Woods
10,264	10,264	280 Mann Drive Piperton, TN		\$8.50 N	5,000 SF of Office Space and 5,000 SF of Whse./Shop on 3.87 Acres in Piperton, TN.	Andy Cates
9,900	55,000	Desoto Farms, I-55 at Goodman Horn Lake, MS		\$7.50 NNN	New Warehouse; I-55 Exposure; Divisible to 7,500 SF.	Preston Thomas Mike Driscoll
6,035	6,035	939 Main Street Blytheville, AR	\$495,000	\$7.00 NNN	Former Advance Auto Parts; 45,000 SF Lot.	Buddy Dunstan
6,000	6,000	4869 Elmore	\$420,000	\$6.00 Net	This Freestanding Property Offers a Prime Location Near Covington Pike and I-40; Formerly Occupied by Unique Auto Care.	Preston Thomas Mike Driscoll
5,420	5,420	270 Hwy. 6 West Batesville, MS	\$495,000	\$7.00 NNN	Former Advance Auto Parts; 38,750 SF Lot.	Buddy Dunstan
4,095 - 10,235	72,549	3665 - 3715 S. Perkins		\$3.50 NNN	Multi-Tenant, Flex Industrial Park; Located Just off I-78; 12' Clear Height; Fiber Optics Available; 2 Miles South of I-240.	Andy Cates



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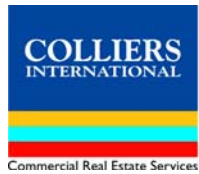
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INVESTMENT PROPERTY						
AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
237,120	237,120	363-410 Burma	\$4,780,000		82% Occupied; 2 Building Portfolio; Adjacent to Fed Ex Ground in Southwide Industrial Park.	Preston Thomas
92,363	92,363	1910-1929 University Avenue; Old Town Shopping Center; Oxford, MS	Price Reduced \$6,750,000		Current Tenants include AutoZone, Family Dollar, Tuesday Morning, Sugar Magnolia & Movie Gallery, as well as others; 96% Occupied; NOI is \$653,792; Cap Rate 9.7%.	Andrew Phillips
72,000	72,000	4210 B. F. Goodrich	Call		Vacant Warehouse Located in Airport Industrial Park; Recently Renovated.	Eugene Woods
54,676	54,676	900 Jefferson Avenue Oxford, MS	Call		US Attorney Office in Oxford, MS; 100% Occupied; GSA Lease Through June, 2020; Current NOI of \$1,113,750.	Andrew Phillips
50,000	50,000	311 Moore Lane Collierville, TN	\$4,000,000		Single Tenant Office Investment in Collierville; 7 Year NNN Lease to Syncada, which is Owned by Visa & US Bank.	Andrew Phillips
46,100	46,100	100 - 120 Norfleet Drive Senatobia, MS	\$3,000,000		100% Leased; Multi-Tenant Shopping Center; Tenants Include: Fred's, Pizza Hut, Popeyes, H&R Block, Subway; Priced at 8.5%.	Andrew Phillips
17,000	17,000	4030 Austin Peay	\$850,000		100% NNN Investment Opportunity; 10% Cap.	Andrew Phillips
11,384	11,384	8071 Shelby	\$1,300,000		AutoZone Anchored Shopping Center Currently 72% Occupied; NOI is \$105,000 with Upside Potential.	Andrew Phillips

OFFICE SPACE						Memphis, TN
AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
27,443	108,315	200 N. Main		\$15.50	Entire 4th Floor - Data Center.	Henry Stratton
11,639	11,639	2764 Lamar	\$350,000		Office or Retail Use; Lamar Frontage with Easy Access to I-240; Security System; Conference Rooms/Reception & Visitors' Area.	Ed Thomas
3,270	3,270	1052 Oakhaven Road	\$425,000		Two-Story Office Building Built in 1994.	Henry Stratton
2,940	2,940	1027 S. Yates	\$369,500	\$18.50 Modified	Located Near Poplar Avenue & I-240 Loop; Office or Retail Use; Ideal for Owner/User; Separate Entrances to Accommodate Multiple Users.	Ed Thomas
2,575	2,575	1920 Kirby Pkwy.	\$229,000	\$18.50 RSF	Fabulous Medical Office Space.	Henry Stratton Ed Thomas
2,263 - 4,287	30,000	2430 Poplar Avenue		\$12.00	Three-Story Office Building; Parking is 3/1,000.	Henry Stratton
900	900	577 Goodman at Elmore		\$12.50 NNN	Office or Retail.	Buddy Dunstan
416 - 1,645	10,700	574 Greentree Cove Collierville, TN		\$14.25 Modified Gross	Great Office Space in the Heart of Collierville just off Poplar.	Henry Stratton



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OFFICE/SHOWROOM SPACE					Memphis, TN	
AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
51,500	51,500	4883 American Way		\$6.00 NNN	Freestanding Commercial Building; 26,800 SF Showroom; 24,700 SF Warehouse; 2 Docks; 1 Drive-in Door; Might Divide.	Buddy Dunstan
36,000	60,000	174 Collins, Suites 1-5		\$4.75 NN	2,600 SF Office; 3 Dock High Doors; Divisible in 6,000 SF Increments.	Allen Wilkinson
19,700	19,700	2881 Director's Cove	\$495,000	\$4.00 Modified Gross	Fully Air-Conditioned; Office/Production/Warehouse w/48" Docks.	Henry Stratton
13,280	13,280	3325 Millbranch	\$395,000	\$4,500 Month Gross	Freestanding Pharmaceutical/Office Facility Located on Approx. .88 Acre Lot; Fully Air-Conditioned; Excellent Interstate Access.	Dan Wilkinson Allen Wilkinson

RETAIL SPACE						
AVAILABLE SF	TOTAL SF	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
168,000	168,000	3390 Austin Peay Highway	\$700,000		Former Goldsmith's Department Store at Raleigh Springs Mall; Two-Story Building; 12.35 Acres of Land.	Buddy Dunstan
51,500	51,500	4883 American Way	Call	\$6.00 NNN	Freestanding Commercial Building; 26,800 SF Showroom; 24,700 SF Warehouse; 2 Docks; 1 Drive-in Door.	Buddy Dunstan
39,000	39,000	2177 Covington Pike	\$2,535,000		Former Car Dealership; 2-Story Office Showroom - 9,800 SF; Used Car Office - 1,950 SF; Service Bldg & Offices - 27,250 SF; 18 Drive Thru Bays.	Andrew Phillips Preston Thomas
6,951	6,951	1428 Old Square Road Jackson, MS	Under Contract		38,494 SF Lot Size; Zoned C-3; Old Venice Pizza Co.; Equipment Included; Outdoor Patio; 61 Parking Spaces on Site; Frontage Road Access.	Ed Thomas
3,100	27,398	577 Goodman at Elmore Southaven, MS		\$12.50 NNN	Restaurant Space; Might Divide to 2,200 SF.	Buddy Dunstan
1,500 - 10,000	10,000	Getwell at Goodman Southaven, MS		Call	Build-to-Suit on 1 Acre Lots.	Ed Thomas Bayard Snowden
1,250	27,398	579 Goodman at Elmore Southaven, MS		\$15.00 NNN	Retail or Office Space.	Buddy Dunstan
1,200	22,800	3075 Goodman at Getwell Southaven, MS		\$18.00 NNN	Kroger Anchored Center.	Buddy Dunstan
900	27,398	577 Goodman at Elmore Southaven, MS		\$12.50 NNN	Retail or Office Space.	Buddy Dunstan



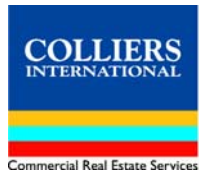
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LAND - COMMERCIAL				Tennessee	
ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
115 +/-	S/S Shelby Drive Between Getwell and Malone Roads	\$25,000/Acre		Zoned Agricultural; Fronts Approximately 1,800 Front Feet on Shelby Drive.	Gene Woods
62.5 +/-	5700 Old Highway 78	\$52,500/ Acre		Zoned I-H; Approx. 3 Acres Fronts on Old Hwy 78 in MS; Gravel on Part of Site for Trailer Parking; Site Can Be Divided.	Gene Woods
50.0	Paul Barrett Pkwy. at Hwy. 51 N.	Call	Call	Potential Commercial; Zoned for Apartments.	Buddy Dunstan
45.0	Paul Barrett Pkwy. at Hwy. 51 N.	Call	Call	Zoned C-H, C-H(FP).	Buddy Dunstan
30.1	Singleton Pkwy/Austin Peay	Call		Potential Commercial Development.	Buddy Dunstan
30.0	Paul Barrett Pkwy. at Hwy. 51 N.	Call	Call	Potential Commercial.	Buddy Dunstan
29.63	NS Raines Road, West of 3530 East Raines	\$60,000/Acre		Approximately 29.63 Acres on the Raines Road PUD; Site is Graded with Storm Water Drainage and Sewer in Place.	Gene Woods
23.0	Singleton Pkwy/Austin Peay	Call		Potential Commercial Development.	Buddy Dunstan
17.5	Hwy. 51 N. at Paul Barrett Parkway	Call	Call	Commercial Land.	Buddy Dunstan
14.6	Hwy. 51 N. at Paul Barrett Parkway	Call	Call	Commercial Land.	Buddy Dunstan
11.5	Singleton Pkwy/Austin Peay	Call		Potential Commercial Development.	Buddy Dunstan
11.3	Hwy. 51 N. at Paul Barrett Parkway	Call	Call	Commercial Land.	Buddy Dunstan
7.3	Egypt Central/Austin Peay Area	Call		Potential Commercial Development.	Buddy Dunstan
6.743	Austin Peay and Yale	Call	Call	Commercial Site; Zoned C-P; NE Quadrant; Will Divide.	Buddy Dunstan



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LAND - COMMERCIAL, cont'd Tennessee

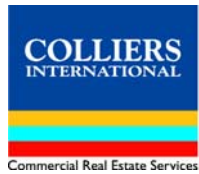
ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
5.5	Traditional Place, Private Drive Off Varnavas Drive	\$600,000		Two Pad Ready Lots; Each Will Accommodate 7,150 SF Building.	Henry Stratton Ed Thomas
2.0	Austin Peay and Yale	Call	Call	Commercial Site; Zoned C-P; NE Quadrant.	Buddy Dunstan
1.408	400 Block of W. Poplar Collierville, TN	\$858,000		Commercial Land.	Henry Stratton
1.0	Austin Peay and Yale	Call	Call	Commercial Site; Zoned C-P; NE Quadrant.	Buddy Dunstan
0.52	Hwy. 61 S. - South of Raines Road	\$60,000		Just South of the Walgreens at Raines & Hwy. 61 S.	Henry Stratton

Arkansas

ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
300.0 +/-	N/S I-55 & I-40 @ 7th Street West Memphis, AR	Call	Call	Vacant Commercial/Industrial/Expressway Frontage.	Gene Woods
65.0 +/-	S/W Quadrant I-40 & I-55 West Memphis, AR	Call	Call	Vacant Commercial/Industrial Acreage/Expressway Frontage.	Gene Woods

Mississippi

ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
Up to 40	Goodman Road and Getwell Southaven, MS	\$4.50 to \$25.00 / SF		Retail/Office/Mixed Use; Snowden Farms PUD; Out Lots Available.	Bayard Snowden Ed Thomas
Up to 35	I-55 & Church Road Southaven, MS	\$3.50 to \$22.00 / SF		Office and Commercial Land; Will Divide.	Dan Wilkinson



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LAND - COMMERCIAL, cont'd Mississippi

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Up to 16	Snowden Lane at Goodman Road Southaven, MS	\$4.00	Call	Zoned C-4; Great Office Sites at Snowden Grove Park; Will Divide.	Bayard Snowden Ed Thomas
Up to 13	Hacks Cross Rd. & U. S. Hwy. 78 Olive Branch, MS	\$4.50-\$12.00 / SF		Potential Commercial Use.	Ed Thomas Henry Stratton
2.0	Stateline Road at Rostin	\$85,000		Southeast Corner; Zoned Industrial.	Henry Stratton
1 to 10	US Hwy 61 & Goodman Rd.	\$3.00 to \$10.00 / SF		1 to 10 Acre Commercial and Industrial.	Dan Wilkinson
1 to 2	Getwell Road @ Goodman Southaven, MS	\$15.00 / SF	Call	Individual Lots; Ready to Build; Located at the Entrance to Snowden Grove; Zoned C-4; Also BTS.	Ed Thomas

LAND - APARTMENTS Tennessee

ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
50.0	Paul Barrett Parkway & U.S. Hwy. 51 N	Call	Call	Vacant; Zoned for Apartments.	Buddy Dunstan

LAND - INDUSTRIAL Tennessee

ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
186.0	Paul Barrett Pkwy. at Hwy. 51 N.	Call	Call	Zoned I-L, I-L(FP), I-H, I-H(FP).	Buddy Dunstan



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LAND - INDUSTRIAL, cont'd					Mississippi
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18.5 +/-	5714 Old U.S. Hwy. 78 Olive Branch, MS	\$52,500/Acre	Call	Zoned I-H; Approx. 3 Acres Fronts on Old Hwy 78 in MS with Additional 15.5 Acres in TN; Gravel on Part of Site for Trailer Parking.	Gene Woods
12.5	Hacks Cross at DeSoto	\$880,000	Call	Sale or Will Build-to-Suit up to 200,000 SF.	Bayard Snowden
1 to 10	US Hwy 61 & Goodman Road	\$3.00 to \$10.00 / SF		1 to 10 Acre Commercial and Industrial.	Dan Wilkinson

Arkansas					
ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
300.0 +/-	N/S I-55 & I-40 @ 7th Street West Memphis, AR	Call	Call	Vacant Commercial/Industrial/Expressway Frontage.	Gene Woods
65.0 +/-	S/W Quadrant I-40 & I-55 West Memphis, AR	Call	Call	Vacant Commercial & Industrial Acreage/Expressway Frontage.	Gene Woods

LAND - AGRICULTURAL					Eads, TN
ACRES	LOCATION	SALE	LEASE	PROPERTY DESCRIPTION	AGENT(S)
100	11273 Macon Road	\$3,000,000		100 Acre Farm; Zoned AG.	Andrew Phillips